



GRAANENDAL

• • • LIFESTYLE ESTATE • • •

ARCHITECTURAL DESIGN GUIDELINES

8 JUNE 2026 – VERSION 6

PHASES 1 | 2 | 3

The Design Guidelines set out in this document is for the sole purpose of the greater Graanendal Development.

The Graanendal Home Owners' Association (GHOA) and trustees, reserve the right to adjust and amend the design standards, as incorporated in these Guidelines from time to time, as it deems necessary, for the benefit of the development.

No new buildings, alterations and additions to existing buildings, walls, fences, swimming pools or any other structures may be erected until they have been approved, in writing, by the GHOA.

This document must be read in conjunction with the Conduct Rules (Annexure A), the Builders Code of Conduct (Annexure B) and the Landscaping Guidelines (Annexure D).



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I. INTRODUCTION

The Guidelines are intended to provide a framework for the design of individual houses in Graanendal Lifestyle Village. These Guidelines will control the nature, scale and aesthetics of the estate. The implementation of the Guidelines will facilitate a cohesive architectural character in the estate, responding positively to the existing developed fabric. Owners will be obliged to comply with the Architectural Design Guidelines. The Guidelines are supplementary to the requirements of the local authority and the National Building Regulations.

Before anyone commences with any alterations or additions to existing homes, buildings and properties, the construction of a new home or building they are required, by law, to have building plans for such work passed (approved) in terms of the SANS 10400, the National Building Regulations and Building Standards Act No 103 of 1977 (or NBR in short) by the local authority. Therefore, no unauthorized work or work without an approved building plan will be allowed. This includes, but is not restricted to, any alterations or additions that change the facade of the building from any elevation, street or public open space. This includes decorative mouldings, trellis work, screens, awnings, pergola structures, etc. that does not require municipal approval, but will need to be submitted to the presiding architect and Aesthetics Committee for approval.

Please refer to the Submission and Approval Process.

2. ARCHITECTURAL STYLE AND VISION

2.1 ETHOS - RESIDENT

The dominant theme and character of the development is rural. A typical farm with buildings arranged as required and as needed forms the starting point and inspiration of the process of design.

The Architectural language of Graanendal Lifestyle village represents the Traditional Cape Architecture (Traditional Cape Dutch Homesteads, houses and barn buildings) and contemporary interpretation of traditional barn and farm- like buildings. The beauty of these buildings is characterized by architectural simplicity and order, and humanizing sense of scale and proportion. These individual buildings are grouped well within a 'village type' urban setting to create a visually harmonious development.



2.2 ARCHITECTURAL THEORY FOR THE ARCHITECT

The Architecture and landscaping of the development must be sympathetic to the existing topography and climate conditions. The building footprints and forms will relate to the attributes of the site and surrounds.

Off shutter concrete and steel structure design will be allowed as decorative elements such as screen walls, cantilever canopies or slabs or accent wall panels and must form an integral part of the overall design.

All decorative or accent elements will be limited to 30% of the overall building design and must be sympathetic to the architectural language of Graanendal Lifestyle Village. No vertical sheet metal cladding will be allowed as a permanent external wall finishes. The use of these elements may be approved at the sole discretion of the Presiding Architect and the Aesthetics Committee.



There must be a clear distinction between modern and traditional designs. The houses or dwellings should be contextually sensitive, and it is important that the owners and their architectural professionals buy into the vision of the Lifestyle village.

The design manual allows for a variety of external architectural responses, and the overall character will be maintained by harmonizing external elements such as wall colours and finishes, roof coverings and form of boundary walls.

Although this Guideline addresses the aesthetic appearance of a home or building within the development, the owners, their architectural professionals and contractors should take care to provide a product with a good standard quality finish that has a positive impact on the development.

The Aesthetic Committees, GHOA or Presiding Architect reserve the right to request that any external work be finished in accordance with the minimum standards, as set out under the National Building Regulations and Building Standards Act. The aesthetic and external finishes will be approved at the sole discretion of the Presiding Architect and Aesthetics Committee.

3. SITE DESCRIPTION

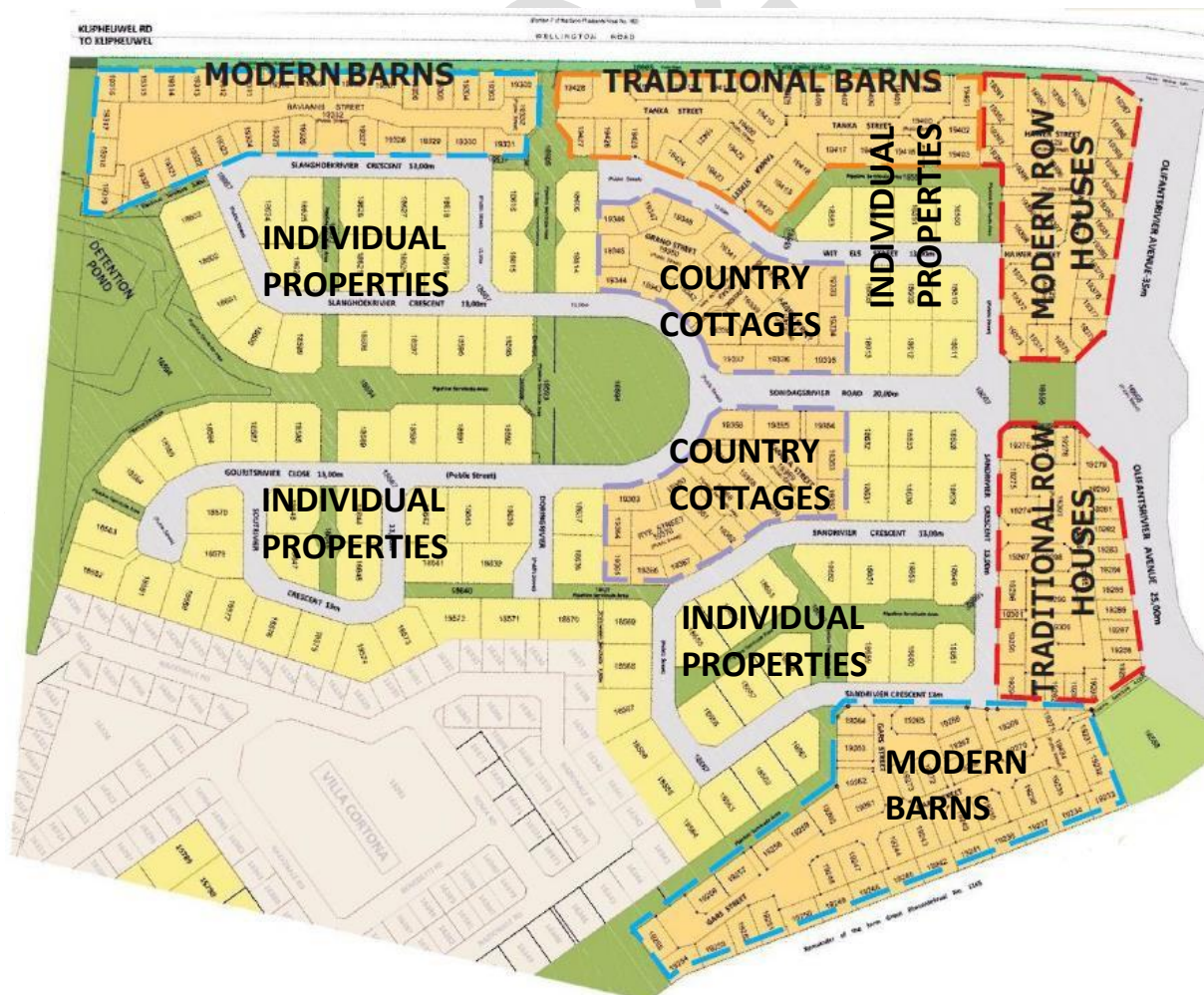
Graanendal Lifestyle Village is located on the urban edge of Durbanville, between Brackenfell Boulevard, Wellington Road and Olifantsrivier Avenue.

The proposed new development offers views over predominantly agricultural landscape and distant mountain views.

The Graanendal Lifestyle Village offers a unique variety of Cape Contemporary Architecture that complements each other to create a 'village type' setting.

This unique development consists of seven smaller developments in the style of Cape Contemporary Architecture, and large individual properties.

The development has been carefully designed so that the architecture and landscaping of the residential components are in harmony with each other to create the village setting.





4. ARCHITECTURAL DESCRIPTION OF GROUP HOUSING

4.1 MODERN BARNs (POCKET 1 - GRAS AKKER & POCKET 5 - BAVIAANSZICHT)

Designs for the dwellings reflect a modern contemporary approach. The typology of the designs can be described as main barn structures with flanking, flat roofed abutments. Designs are influenced by an industrialized, barn type aesthetic.

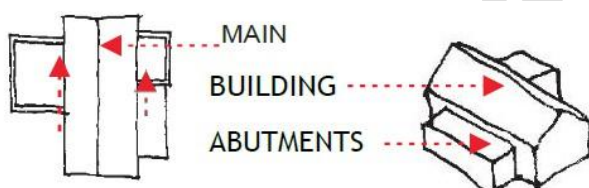
Main structures are covered with metal pitched roofs at 35 degrees. Garages and ancillary structures are covered with flat roofs hidden behind level parapet walls. The use and application of materials include exposed bricks, plastered walls, corrugated iron cladding and natural timber structures to designs.

Openings at ground floor level are treated as crisp incisions, sometimes framed with sliding shutters, whilst windows at first floor level are generally smaller.

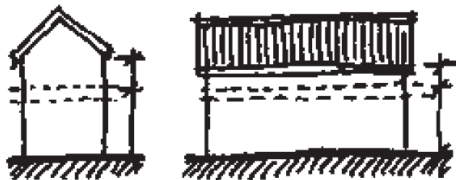
Interleading open plan living areas that have a connection between indoor and outdoor entertainment areas on the ground floor and lofted bedrooms acting as first floor are encouraged.

Although this pocket has its own unique architectural character, it must be read with the overall design guidelines.

- Industrial modern look.
- Use of exposed brick, corrugated iron cladding, etc. encouraged.



- Traditional proportions to be maintained



- Openings to be modern and of vertical proportion.
- Aluminium framed Openings.
- Large openings to ground floor. Smaller openings to first floor.
- Main roofs are at 35 degrees.
- Abutments/Ancillary structures to be flat-roofed.
- Balconies - use of timber.
- Galvanised iron encouraged.





4.2 TRADITIONAL ROW HOUSES (POCKET 2 - BARLEYZICHT)

Designs for the dwellings reflect a more traditional approach. Houses are grouped together and form a town scape reminiscent of the 'Cape Malay' cottages of the Bo-Kaap. All structures are roofed with flat roofs hidden behind level parapets. The application of plaster bands frame openings and are subtle features adorning parapet walls. Main double-storey structures are softened with smaller-scaled ancillary structures. Walls are all traditionally plastered and painted in earthy tones. Fenestration reflects more traditional, smaller openings and includes sash windows and timber doors.



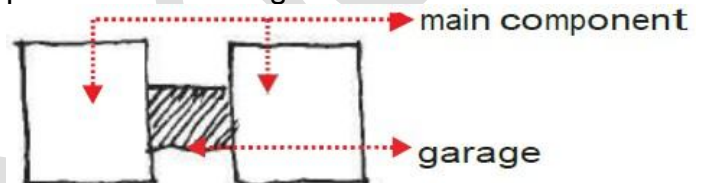
Although this development has its own unique architectural character, it must be read with the overall design guidelines.

- Flat roof construction with parapet walls.
- Plaster bands to frame openings.



- Garages or any ancillary structures to main component must not to be in same

plane as main building.



- Entrance of row houses at street edge.
- Open areas to the back.
- Balconies at back as far as possible for privacy.
- Ground floor openings to be bigger.
- First floor opening to be smaller.
- Selective use of shutters encouraged.
- Use of external stairs permitted



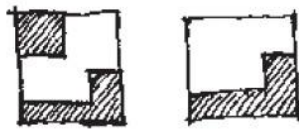
4.3 MODERN ROW HOUSES (POCKET 3 - HAWERZICHT)

The designs and architecture of the dwellings reflect a modern interpretation of the traditional Malay homes situated in the Bo-Kaap, with scale and proportion playing an important role. It consists of row housing – double and single storey – as well as free-standing homes. These modern row houses are designed to create a continuous street facade. The stepping of double storey units reduces the scale of the overall development. The design is simplistic with crisp clean lines and vertical design elements.



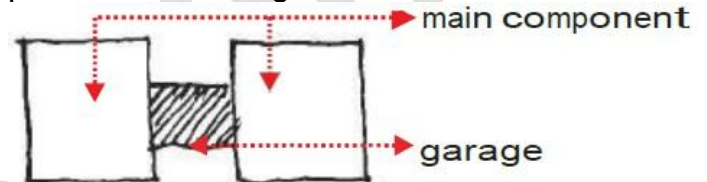
Although this development has its own unique architectural character, it must be read with the overall design guidelines.

- Flat roof construction behind parapet walls.



- Garages or any ancillary structures to main component must not to be in same

plane as main building.



- Entrance of row houses at street edge.
- Open area at back.
- Balconies at back for privacy.
- Vertical proportions of openings.
- Selective use of shutters encouraged.
- Use of external stairs permitted (from backyard).
- Plaster bands to be square.



4.4 TRADITIONAL BARNs (POCKET 4 - TANKAZICHT)

The traditional barn is an interpretation of the farm barn/shed, with major plan forms being the main building and minor plan forms such as pergolas, garages and linking elements. The buildings have a rustic appearance with traditional proportions. The building forms are arranged to create protected areas, sheltered from the prevailing winds.

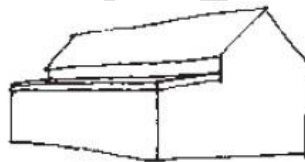
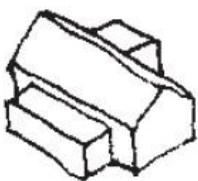
Traditional double door openings instead of big openings with sliding/folding doors. Openings on ground floor level are larger, whilst windows at first floor level are generally smaller. Traditional building materials are used i.e., timber doors and the use of timber pergolas as linking elements. Existing double wooden doors, when replaced, must be substituted with bronze powder-coated aluminium-framed doors to match the bronze powder-coated aluminium-framed window frames, provided the original door style, proportions and configuration are retained.



Roofs are corrugated roof sheeting at 35° roof pitch. Although the forms are traditional, the planning lends itself to modern loft – style, with spacious living areas on the ground floor and bedrooms in the loft area on the first floor. Linking elements or abutments to be flat roof or lean-to roof structures.

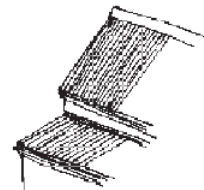
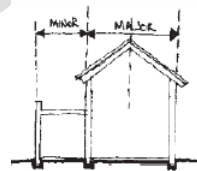
Although this development has its own unique architectural character, it must be read with the overall design guidelines.

- Rustic appearance
- Traditional proportions.



- Traditional double door openings. Bigger openings to ground floor. Smaller openings to first floor.

- Doors to be timber.



- Roofs to be at 35°.
- Abutments to be flat roof or lean to roofs Main roof to be corrugated sheeting
- Fascias to be timber



4.5 COUNTRY COTTAGES (POCKET 6 - GRANOZICHT & POCKET 7 - ROGZICHT)

The cottages are an array of building components clustered together to imitate the traditional winelands farm cottages, with typical kitchens abutments, under cover patios wrapped around the front of the cottage and open living onto gardens.

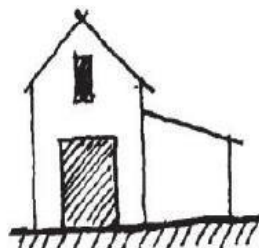
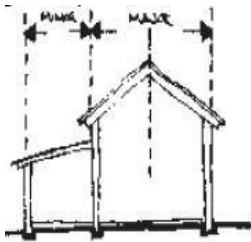
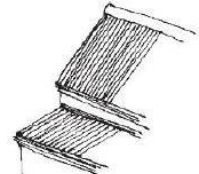
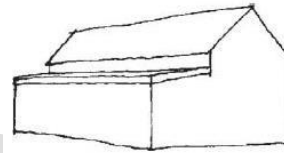
The open plan living with the undercover stoeps embrace the ambiance of the open space planning. Using timber windows and doors, timber pergolas, under cover patios and timber sash closures complement the sustainable form of architecture.



Although this development has its own unique architectural character, it must be read with the overall design guidelines.

- Main building is pitch roof construction.
- Minor plan forms to be lean-to or flat roofs
- Profiled roof sheeting.
- 40° pitch

- Continuous (no flat roofed 'break' between wings)



- Doors and windows to be timber.
- Walls to be smooth plaster - Timber sliding shutters.



5. SINGLE RESIDENTIAL - URBAN DESIGN CONTROLS

5.1 COVERAGE:

RULE

Coverage refers to all building elements under cover on the ground floor area and is referred to as “the footprint of the building”. This includes all main dwellings, garages, outbuildings and verandas, as well as second dwellings and/or granny flats.

The maximum coverage for single residential erven is:

Total House = 50% of erf size

The minimum coverage for single residential erven is:

Ground Store (excluding garage) = 200 m²

Double Garage (no single garages) =

40 m² First

storey = 40 m²

Total House = 280 m²

***Note: Verandas, covered terrace, covered stoep, outbuildings, granny flats, second dwellings, etc. should be added and will not form part of the main dwelling footprint. Pergolas are excluded from coverage calculation for the estate. Refer to CoCT By-laws.**

5.2 BUILDING LINES:

RULE

The building lines (also referred to as setbacks) for the residential erven must conform with the zoning scheme approved by the local authority. Owners will be obliged to submit the building lines on a Site Plan to the Presiding Architect for approval.

5.2.1 Building lines as per Durbanville Zoning Scheme, as imposed by conditions of approval, are applicable.

5.2.2 Garages are subject to a street-setback of 5 meters.

5.2.3 Garage-, pergola- or carport structures are allowed on a Side-Setback of 0 meter, subject to the following conditions:

- (i) Aesthetic Review Committee approval.
- (ii) City of Cape Town approval.
- (iii) Adjacent neighbour's consent.
- (iv) Maximum length of 8 meters, then return to standard Side-Setback.
- (v) Structure to have a flat roof behind a parapet.
- (vi) Parapet (v) height does not exceed 3,5 meters (measured externally from the natural ground level).
- (vii) No windows or other overlooking features occur.
- (viii) Occurs on one side of the erf.



5.3 REGISTERED SURVEY DIAGRAM:

Before preparation of building plans, the owner/developer should obtain copies of a registered survey diagram from the Surveyors General's office (tel: +27 21 467 4800). A copy of this document must accompany applications to verify the boundary lines, dimensions, and orientations of the site.

5.4 SCALE AND PROPORTION:

The scale and proportion of the building forms to the site needs to be carefully considered with regards to orientation, the prevailing summer winds, public open spaces and living out areas during the design phase. Fundamental elements such as openings to the building envelope, as well as additional verandas and/or pergolas are to be considered.

5.5 PROPERTY SURVEY

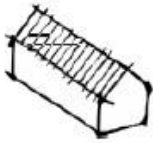
- 5.5.1** All new properties must be surveyed by a professional land surveyor to indicate contours, natural ground levels, existing vegetation, lamp poles on pavement areas, kerb line and setback, municipal drainage connections, electrical and water connection, existing boundary walls and the correct site dimensions.
- 5.5.2** A datum level must be provided specifying where the dwelling will be set out from. The levels of the dwelling must be indicated in relation to the datum level.
- 5.5.3** When submitting a plan application for alterations and additions to an existing dwelling the levels with regards to existing works on site must be indicated correctly on the site plan, floor plans and must be shown on building elevations and sections correctly. The existing kerb line and setback must be indicated correctly on the plan.
- 5.5.4** Upon inspection, the Presiding Architect reserves the right to request that the existing site and existing structures be surveyed by a professional land surveyor, should they find a discrepancy between the existing works and the approved plans.

5.6 PLAN SHAPES:

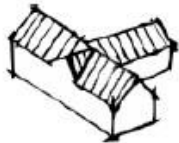
- 5.6.1** The building forms shall consist of the main building structure which is expressed as a major/core building with abutments and/or free-standing structures. Free-standing buildings may not exceed 70 m².
- 5.6.2** Building forms shall be simple rectangular or composite rectangular forms-controlled wing widths. The major or core building width may not exceed 6.8 m.
- 5.6.3** Dwellings are determined by the grouping of the forms.
- 5.6.4** Traditional H, T, L and U shapes, and composites thereof, are the expected planning forms within a context of contemporary interpretation - no juxtaposition or diagonal positioning of a dwelling will be approved.
- 5.6.5** The priority is to create a cohesive street scape and, secondly, semi-private courtyard spaces which will, in best practice, address prevailing wind conditions.
- 5.6.6** Separation of primary building forms with smaller flat or lean-to roofs reduces the overall scale and height of the dwelling over the site.
- 5.6.7** It is important that all building forms run parallel to each other.
- 5.6.8** The width of any abutment may not exceed 2/3 of the major plan form, with a maximum width of 4.5m. Gable ends must form an integral part of the overall design and should make a proud statement and, primarily, stand alone.



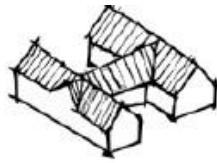
Traditional Building Shapes:



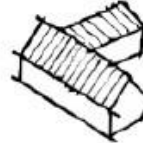
BARN SHAPE



T - SHAPE



H - SHAPE

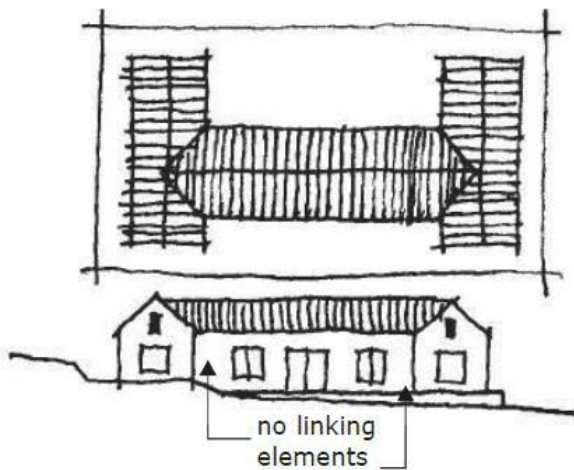


L - SHAPE

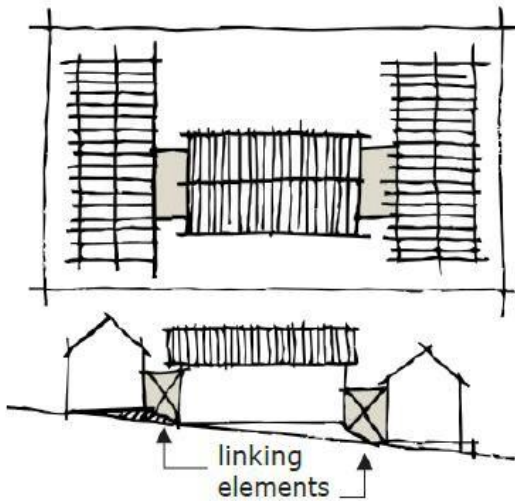


U - SHAPE

Traditional Building Form:

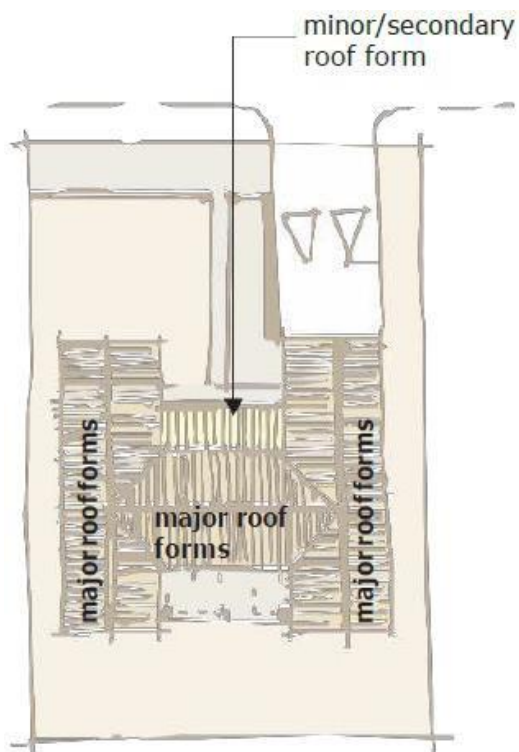


Building Form:

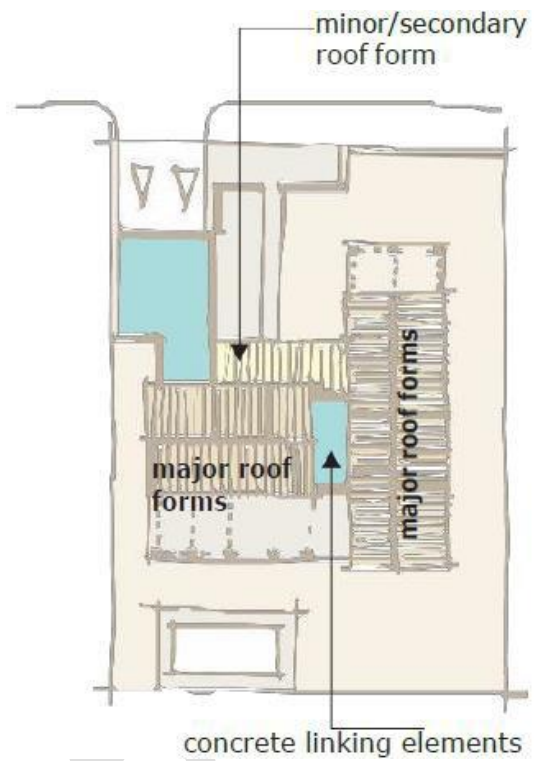




Traditional Building Form:



Modern Building Form:



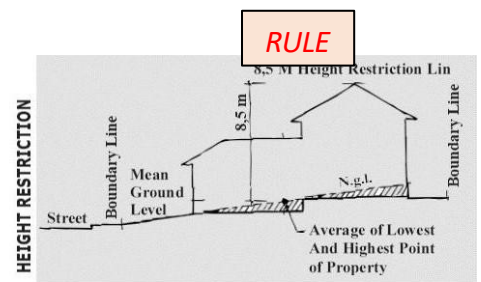


5.7 BUILDING HEIGHT:

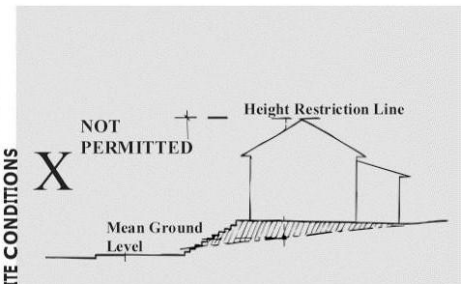
- 5.7.1 The buildings are limited to a height of 8,5m (two storeys) to the ridge line of the roof, measured from the mean ground level (average point between lowest and highest point of the property).
- 5.7.2 The wall plate height for any single storey structure may not be more than 3.6m, as measured from finish floor level.
- 5.7.3 The wall plate height for any attic storey structure may not be more than 4.8m, as measured from finish floor level.
- 5.7.4 Chimneys are exempt from this restriction.
- 5.7.5 Roof spaces in the form of 'loft rooms or attics' may be used and counts as a storey.
- 5.7.6 First floors may not exceed 65% of the ground floor areas. This excludes garages (if not part of major roof form) verandas, and other outside covered areas.
- 5.7.7 Buildings must be designed with stepped levels in response to the sloping sites - refer to sketches on page 13.

5.8 CUT AND FILL:

- 5.8.1 Large scale cut, and fill will be unsympathetic and will not be allowed. Cut and fill must be minimized as far as possible.
- 5.8.2 Retaining structures are to be limited to max. 1,2 m.
- 5.8.3 The filling on a sloping site may not exceed 1,2 m from natural ground level to the highest point of filling.
- 5.8.4 Excavation on a sloping site may not exceed 1,2 m from natural ground level to the lowest point of excavation.
- 5.8.5 Foundation walls may not exceed 1,2m in height from ground level at the lowest point.

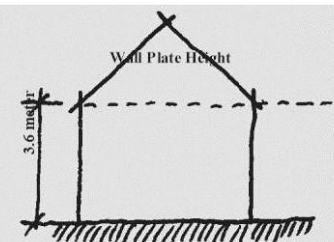


HEIGHT RESTRICTION

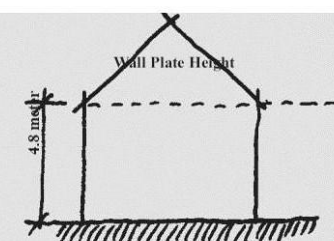


HOUSE DESIGN MUST SUITE SITE CONDITIONS

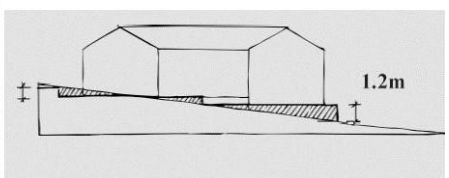
WALL PLATE HEIGHT SINGLE STOREY STRUCTURE



WALL PLATE HEIGHT ATTIC STOREY STRUCTURE

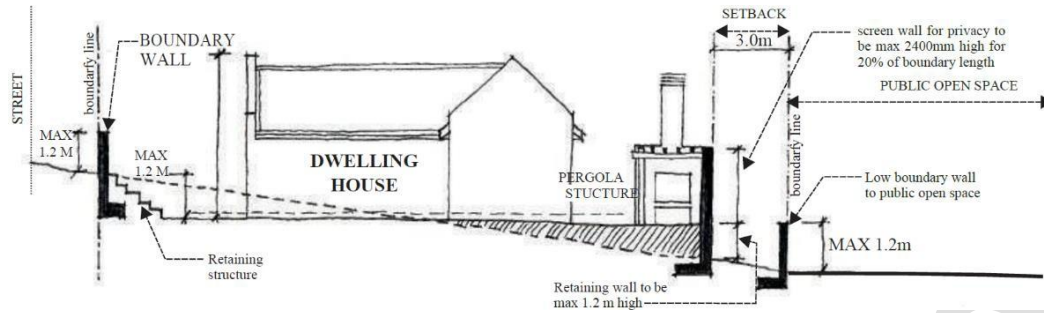


SECTION INDICATING LIMITS OF CUT AND FILL FOR SITES

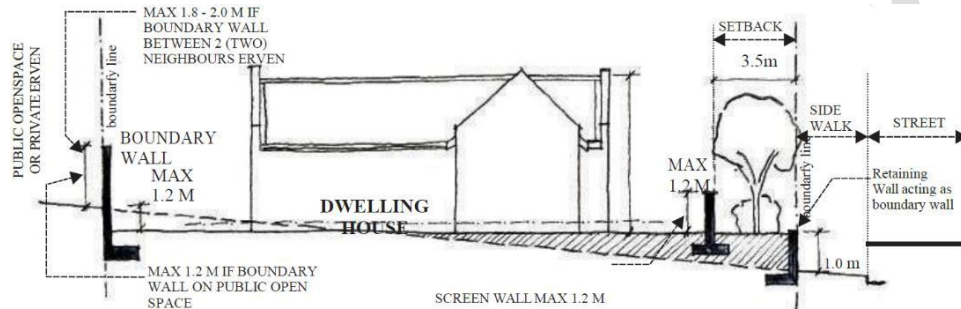




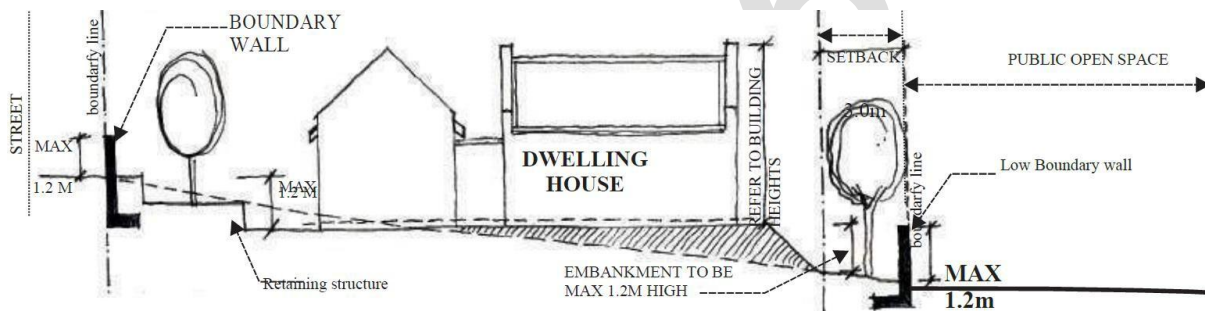
BOUNDARY TREATMENT SKETCH 1



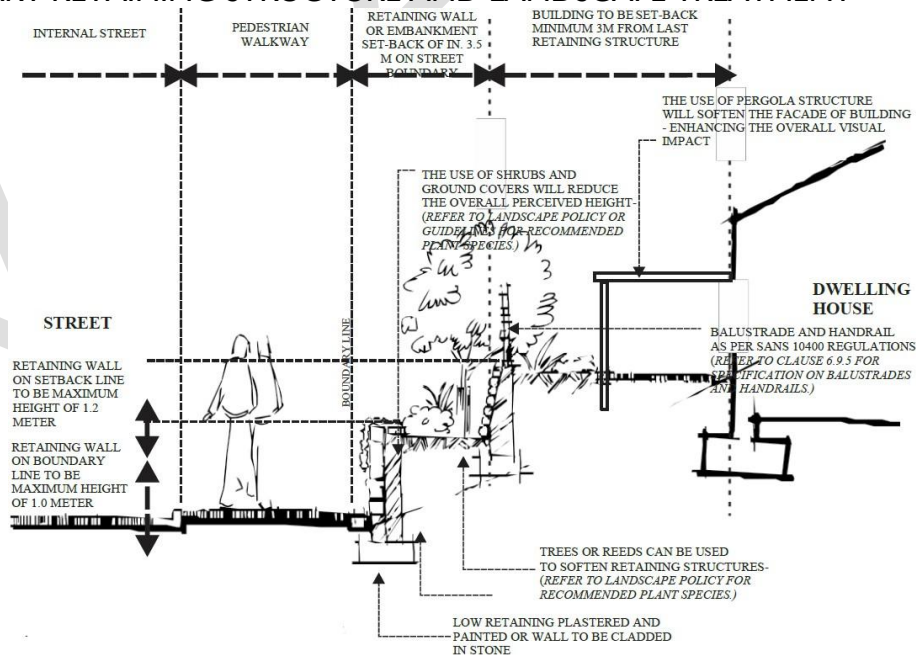
BOUNDARY TREATMENT SKETCH 2



BOUNDARY TREATMENT SKETCH 3



BOUNDARY RETAINING STRUCTURE AND LANDSCAPE TREATMENT





6. ARCHITECTURAL AND BUILDING ELEMENTS

6.1 ROOFS:

6.1.1 Roof pitch:

- 6.1.1.1 Roofs of primary forms must be double pitched (equal pitch on both sides) and the pitch may vary between 35 and 45 degrees.
- 6.1.1.2 Traditional building forms may be used with no linking elements between roof structures where major building forms change direction.
- 6.1.1.3 Where traditional building forms are used in a modern design, and there is more than one primary building element, they must be roofed individually and linked by secondary building elements.
- 6.1.1.4 Roofs to secondary elements must be flat or lean-to roofs and the angle of the roof may vary between 3 to 7 degrees.

6.1.2 Roof Material:

The following roof finishes are permitted for major or core roof forms:

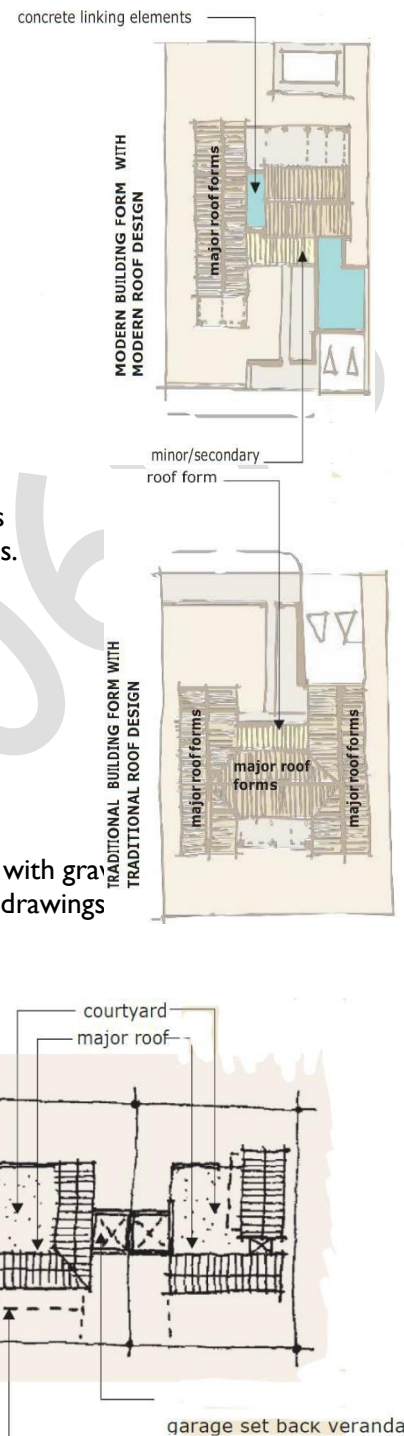
- (i) Saintra Classicor (or similar approved) corrugated roof sheeting. (Flat roofs to be concealed behind parapet)
- (ii) SAFLOK 700 concealed (klip-lock) roof sheeting from Saintra (or similar approved).
- (iii) SAFLOK 410 concealed (klip-lock) roof sheeting from Saintra (or similar approved).
- (iv) Waterproofed concrete roof slabs. Visible roofs to be finished with grey (grey or brown) or similar approved finish. To be specified on drawings
- (v) Elite concrete roof tile from Coverland / Lafarge

6.1.3 Roof Colours:

- (i) **Concrete Roof Tiles** - Through Colour Slate Grey or Victorian Farmhouse Black
- (ii) **Metal roof sheeting** - Saintra Colour plus pre-coated colours (or similar approved) Rain Cloud, Slate or Thunderstorm.

* Colour to be specified on roof specifications drawing.

* Colour sample or product samples needs to be provided for approval if above metal roof sheeting colours are not used.





6.1.4 The roofing material selected should be consistent on a property.

The following roof finishes are prohibited:

- Unpainted roof sheeting.
- Thatch roofs or thatch gazebos
- In-situ concrete thatch look.
- Reflective sheet metal roofs
- Natural slate
- Fibre cement slate

6.2 ROOF FORMS:

6.2.1 Major roof forms:

- (i) Major roofs shall be double pitched and coincide with the major plan element.
- (ii) No hip ends will be allowed.
- (iii) Gable ends with parapets or overhangs will be allowed.

RULE

6.2.2 Lean-to, flat roofs or minor roof forms:

- (i) The area of minor roofs, excluding outbuildings, should not exceed 20% of the major roof area if the garage is designed as a flat roof structure behind a parapet wall, and not more than 40% if the garage is designed as part of the major roof structure area.
- (ii) Lean-to or veranda roofs are to have a pitch from 3 to 7 degrees.
- (iii) Roofs with less than 5 degrees pitch shall be behind simple parapets, which are an extension to the main walls.

6.2.3 Concrete roofs:

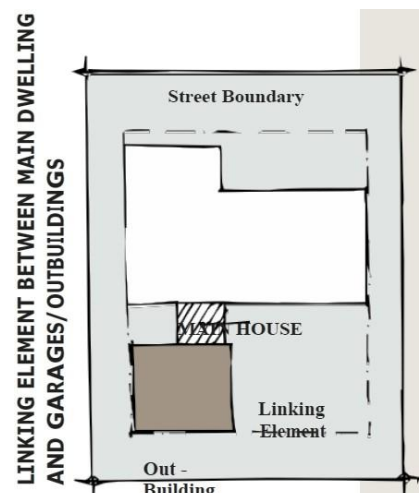
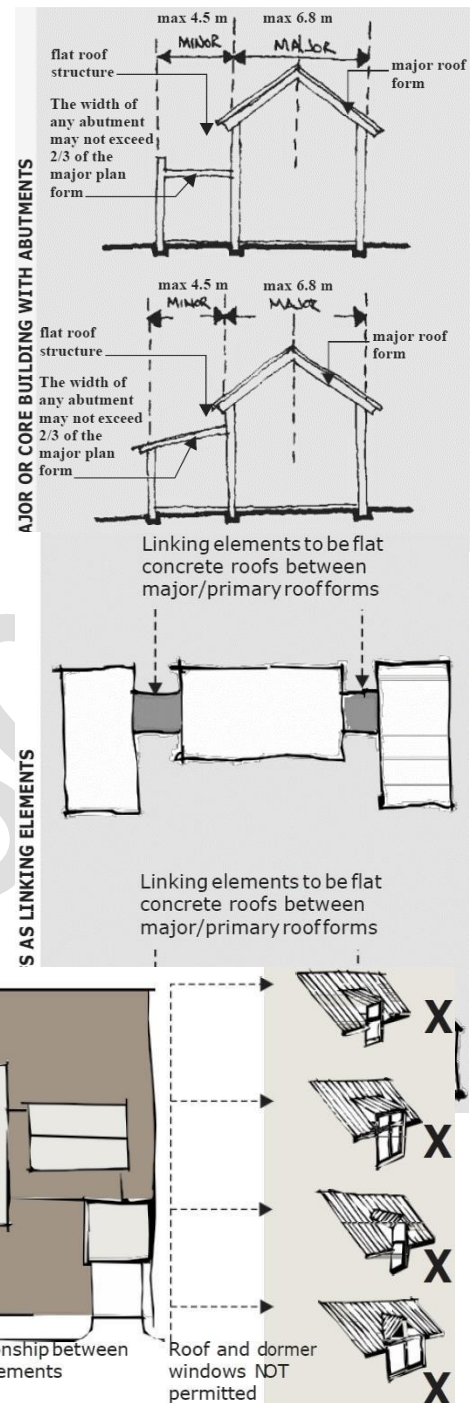
- (i) It may be necessary to use flat concrete roofs with parapets to connect a series of major plan forms and will be defined as an additional minor roof form. Concrete roofs should be covered with stone chip or with tile trafficable surfaces.'

6.2.4 Roof lights and Windows:

- (i) No roof windows or dormer windows will be allowed.
- (ii) Roof lights and skylights will be allowed and must form part of the overall design.

6.2.5 Carport structure:

- (i) Carports will be allowed. The roof structure shall be behind simple parapets, which are an extension to the main walls.
- (ii) Carports may not be constructed over **RULE** at building line and is subject to approval from the Presiding Architect/ Architectural Review Committee and GHOA. Approval of carports will be subject to approval from the Local Authority.





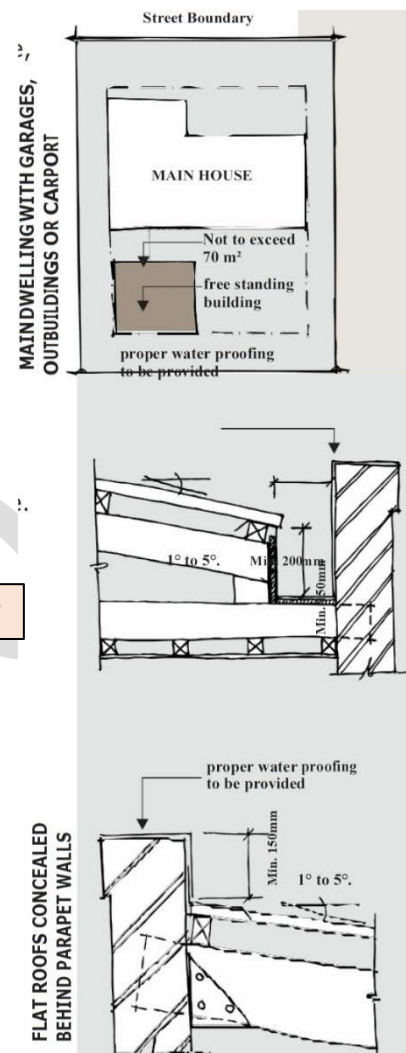
- (iii) No pre-manufactured carports will be allowed.

6.3 OUTBUILDINGS AND GARAGES:

- 6.3.1** Outbuildings must respond to the form and geometry of the main house if they are freestanding, and the same criteria must apply as to the main building or the garage, whichever is relevant.
- 6.3.2** Outbuildings should not exceed 30% of the main building footprint.
- 6.3.3** The coverage of the outbuildings will be part of the maximum allowable coverage.
- 6.3.4** Approval of outbuilding will be subject to approval by the local authority.
- 6.3.5** More than 2 garages (double garage) will be allowed, but the design must form an integral part of the overall design. A third or fourth garage will be considered and approved at the sole discretion of the Presiding Architect and Aesthetic Committee.

6.4 ROOFS FOR OUTBUILDINGS AND GARAGES:

- 6.4.1** No pitch roofs are permitted where a free standing or semi-detached outbuilding sits on the boundary line. These should have a flat roof or mono-pitch roof, concealed behind parapet walls.
- 6.4.2** Garage roofs may form part of the major plan form of the dwelling or may have the same roof profile as the major plan form if situated within the building lines.
- 6.4.3** Carports may be used, if they are incorporated into the overall design and screened behind a parapet wall.)



RULE



6.5 WALL MATERIAL AND FINISHES:

6.5.1 External wall construction:

6.5.1.1 Walls to be constructed of brickwork, with a plastered finish. All external walls to be a minimum specification of 230 or 270mm cavity construction.

6.5.1.2 Wall colours are selected from a natural colour Palette as described below. Only these colours will be allowed.

6.5.1.3 Gable end walls with overhangs and gable ends with parapet walls will be allowed. No gable ends may be a blunt end wall. The use of chimneys or glazing elements must be introduced.

6.5.1.4 Plaster bands on parapet gable ends will not be allowed.

6.5.1.5 The chimneys can exceed the height restriction imposed on the main building elements. The chimney stacks may not project more than 1.0 m above ridge line of the roof. These can either form part of the gable end walls or be freestanding within the roof space.

White as a standard colour may be used, but no brilliant whites will be allowed.

A sample needs to be provided and painted on the external wall surface in a 1 x 1 meter square block for final

Approval by the aesthetics committee or architectural professions.

Colours specified as per Dulux or Plascon colour chart.

All colours must be specified on plans.

Colour palettes can be viewed at Estate Office

6.5.2 Wall finish:

6.5.2.1 Walls of the primary and secondary building elements are to be wood trowelled plastered and painted.

6.5.2.2 The walls may be smooth or textured.

6.5.2.3 A 25mm plastered plinth line or build plinths walls will be allowed, all plinth walls must match the main wall colour. The plinth line may be at maximum 450mm above finish floor level of the ground storey level.

6.5.2.4 No plaster bands will be allowed around door and window openings.

6.5.2.5 Plaster bands will be allowed to finish all parapet walls. Refer to details.

6.5.3 Accent walls elements and finishes:

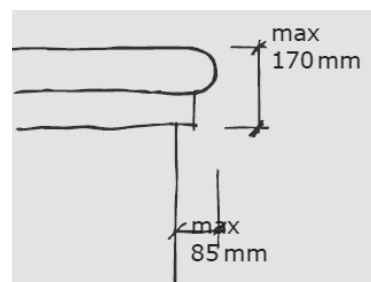
6.5.3.1 Accent wall finishes will be allowed but must be subtle and must form an integral part of the overall design.

Accent wall finishes will be limited to a maximum of 30% of the overall design and will be approved at the sole discretion of the Presiding Architect and the Aesthetics Committee.

6.5.3.2 Accent wall finishes allowed:

- (i) Texture paint on accent walls - 20 %
- (ii) Timber cladding - 10 %
- (iii) Natural stone cladding - 10%
- (iv) Off Shutter Concrete - 10 %
- (v) Texture plaster - 10 %
- (vi) Red over burned clay face brick. – 10%
- (vii) Nutec Vermont board cladding with timber grain - 10%

TRADITIONAL PLASTERBAND DETAIL





Stone cladding excludes stone retaining wall systems.

Samples to be provided for all red over burned clay face brick accent walls, to be approved at the sole discretion of the Presiding Architect and the Aesthetics Committee.

Accent walls may be linking elements between 2 major building forms.

Concrete brick or block work may only be used for boundary walls.

6.5.3.3 Accent wall finishes used together:

Only 2 accent wall finishes may be used within one design at any time - for e.g., stone and timber cladding, texture plaster and stone cladding, textures plaster and timber cladding, concrete, and timber cladding, concrete, and stone cladding, over burn clay face brick and timber cladding.

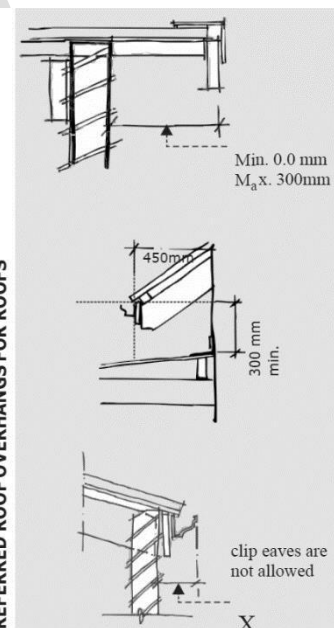
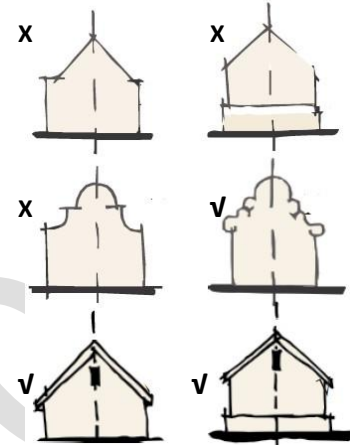
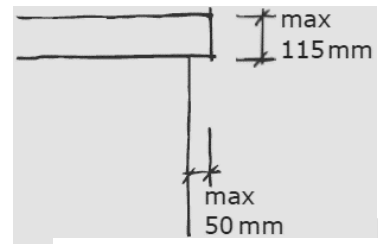
6.5.3.4 Accent wall finishes not allowed:

- (i) Any other face brick walls
- (ii) Precast concrete
- (iii) Spanish plaster
- (iv) Concrete block walls.
- (v) Sheet metal wall cladding

6.6 GABLE WALLS, GABLE WINDOWS AND VENTILATORS, FASCIAS, EAVES, PARAPETS, GUTTERS AND CHIMNEYS:

6.6.1 Gable walls:

- 6.6.1.1 Gables may occur as gable ends to main forms.
All gable ends must be simple in design.





6.6.1.2 Gables must be simple in design and form, constructed and finished as the main walls. Gable ends must be a strong element of the overall design.

6.6.1.3 Gable ends may have a parapet construction or overhang design.

6.6.1.4 Gable ends with verge or barge boards must have a clipped/ flush overhang or maximum 300mm overhang.

6.6.1.5 Gable ends may be constructed using the following material:

- (i) Clear storey glazing where this does not overlook an adjacent property.
- (ii) Masonry walls to match the house.

6.6.1.6 Gable ventilators may be used in the gable ends but must match the window frame material and colour used in the rest of the house.

6.6.1.7 No clip eave overhangs will be allowed.

6.6.2 **Fascias:**

6.6.2.1 Fascias can be timber or Nutec board

6.6.2.2 Fascias must be painted to match the main colour scheme of the house or could be left as natural varnished/stain sealed timber to match doors and windows.

6.6.3 **Eaves:**

6.6.3.1 All roofs must have an overhang of 450 mm.

6.6.3.2 If an open eave design is used, a slatted overhang detail must be used when roof sheeting or roof tiles are used.

6.6.4 **Parapets:**

6.6.4.1 Parapets not less than 150mm above finished roof level.

6.6.5 **Gutters and Downpipes:**

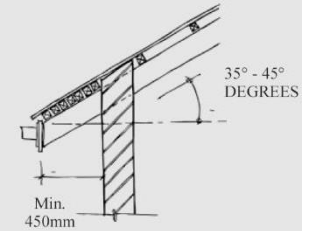
6.6.5.1 Gutters must be powder coated aluminum Ogee profile gutters.

6.6.5.2 Gutters are to match roof colours and must be consistent on one property.

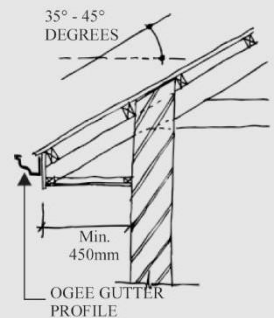
6.6.5.3 White gutters will only be allowed if fascias are white in colour.

6.6.5.4 PVC downpipes allowed - to match approved wall colours

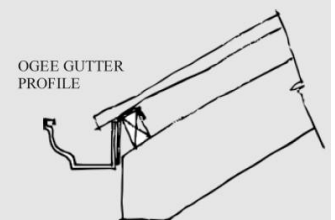
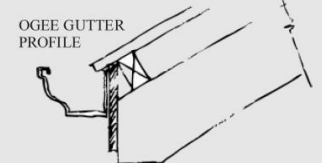
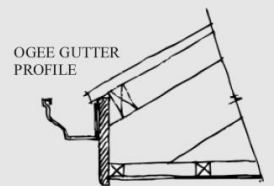
6.6.5.5 Aluminium downpipes allowed - to match the approved wall colour.



ROOF OVERHANG FOR OPEN EAVES



ROOF OVERHANG FOR CLOSED EAVES



PREFERRED ROOF OVERHANGS FOR ROOFS

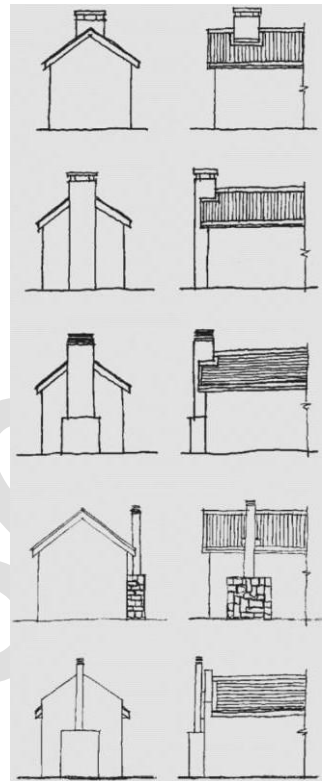
PREFERRED GUTTER TREATMENTS



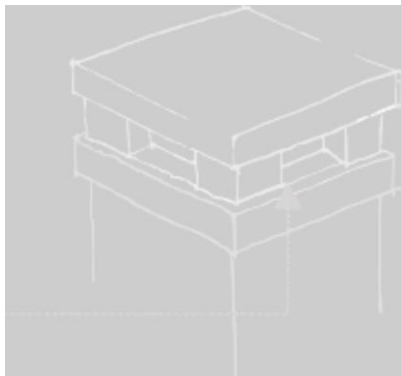
6.6.6 Chimneys:

- 6.6.6.1** Chimneys must be plastered and painted masonry structures to match the wall colour and capped with simple mouldings, unless clad with prescribed cladding.
- 6.6.6.2** Turbo cowls are allowed. Colour: Black or Charcoal Grey.
- 6.6.6.3** Flue structure to be straight, no bends allowed.
- 6.6.6.4** Stainless steel flue pipes will be allowed but must be simple in design and must protrude from an external breast wall.

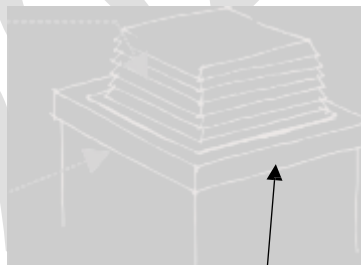
EXAMPLES OF CHIMNEY TYPES



Typical chimney stank end design

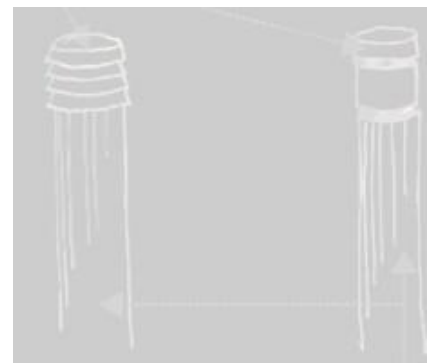


The use of a turbo cowl



Simple plaster band detail

Fixed metal caps



Stainless steel flues protruding from external breasted wall



6.7 WINDOWS, DOORS AND SHUTTERS

6.7.1 Windows:

- 6.7.1.1 Vertical windows are more fitting with the vernacular style and nature of the development.
- 6.7.1.2 All timber windows to be as per Swartland Cape Culture or similar approved.
- 6.7.1.3 In a modern application, the openings at ground storey level are treated as crisp incisions, sometimes large sliding doors or sliding folding doors or larger windows, whilst windows at first floor level are generally smaller. Large openings on steep areas are encouraged.
- 6.7.1.4 In a traditional application, traditional double door openings instead of big openings with sliding/folding doors are used. Openings on ground storey level are larger whilst windows at the first storey level are generally smaller. Smaller openings on steep areas are encouraged.
- 6.7.1.5 Frameless glazing designs will be considered but must form an integral part of the overall design and will be approved at the sole discretion of the Presiding Architect and the Aesthetics Committee.
- 6.7.1.6 Sub-division of windows into smaller sections must maintain vertical or square proportions. No cottage pane or small pane windows or doors will be allowed.

6.7.2 Window finishes:

- 6.7.2.1 Windows are to be either natural varnished/stained sealed timber painted timber or powder coated aluminium.

Timber windows may be either: -

- Natural varnished or stained sealed (colours: - Meranti, Imbuia, Teak or similar approved by guideline Presiding Architect and Aesthetics Com
- Painted timber windows in white, charcoal, dove grey or light grey.

Aluminium windows may be either:

- Charcoal
- Bronze
- Dove Grey / Light Grey
- White

No painted wooden windows will be allowed. No white translucent glass will be allowed.

Only sandblasted or frosted vinyl (plain with no patterns) will be allowed.

Final colour samples to be confirmed on plans and samples to be provided for final approval before manufacturing starts.



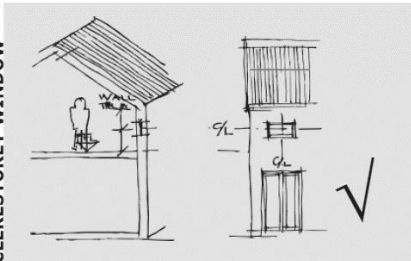


- 6.7.2.2** Reflective or “mirror look alike” film/tinting or reflective glazing will not be allowed. If UV or Laminated Glazing is used, it must be specified on the drawings.
- 6.7.2.3** Square windows must be carefully considered and must form part of the overall design if used. Square window designs will be approved at the sole discretion of the Presiding Architect and the Aesthetics Committee.
- 6.7.2.4** No pre-cast concrete windows, glass blocks and win-blocks may be used.
- 6.7.2.5** Glass standards to conform to the National Building regulations and SANS 10400, SANS 10400 PART XA and SANS 204.

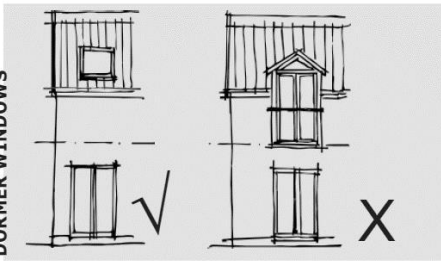
6.7.3 Clerestory windows:

- 6.7.3.1** Clerestory windows will be defined as the windows found in the vertical section of loft room walls, and the following principles apply:

TYPICAL SKETCH INDICATING CLERESTORY WINDOW

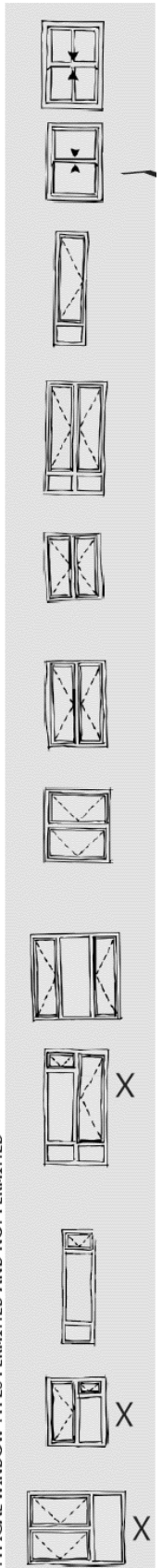


TYPICAL SKETCH INDICATING DORMER WINDOWS



- (i) Clerestory windows must be centered on openings below and evenly spaced on openings below.
- (ii) The use of clerestory windows in a modern application will be allowed.
- (iii) Square windows are permitted. Please refer to clause 6.7.2.3.

TYPICAL WINDOW TYPES PERMITTED AND NOT PERMITTED



6.7.4 Dormer windows:

- 6.7.4.1** Dormer will not be allowed.
- 6.7.4.2** Glazed gable ends are allowed but must conform with the overall design.
- 6.7.4.3** Skylights and roof windows will be allowed.
- 6.7.4.4** Skylights and roof windows must be centered on openings below and evenly spaced on openings below.

6.7.5 Shutters:

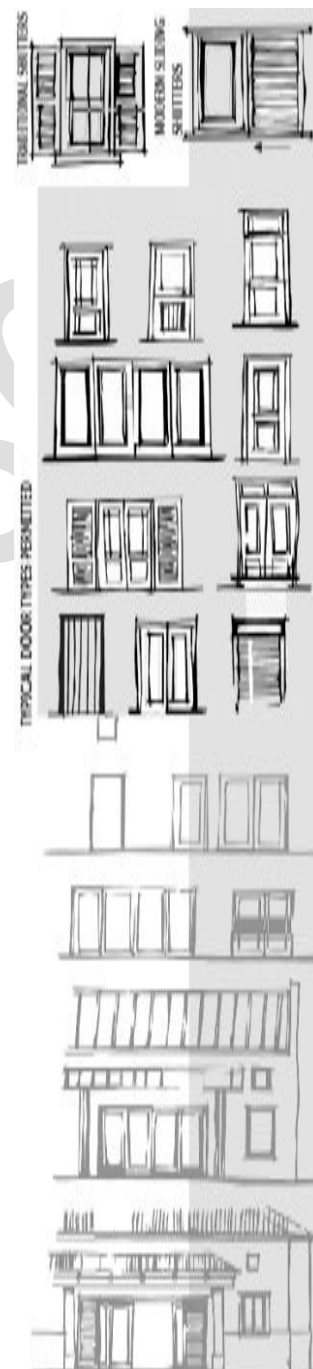
- 6.7.5.1** The use of shutters is encouraged. These may take the form of traditional timber louvred shutters or solid timber shutters or alternatively may be powder coated aluminium louvred shutters.
- 6.7.5.2** Shutters may be traditional opening.
- 6.7.5.3** Shutters should either match windows and doors in colour or to be naturally varnished timber, sliding tracks should match the colour of the shutters.
- 6.7.5.4** Non-functional shutters will not be permitted.

6.7.6 Doors:

- 6.7.6.1** Door openings to have vertical proportions and may have sidelights.
- 6.7.6.2** No expanding security doors will be permitted externally.
- 6.7.6.3** The design of security gates at front doors to complement the front door and must form part of overall design. Prefabricated gates or over decorative security gates will be allowed.
- 6.7.6.4** No ornate carved timber doors will be allowed externally.
- 6.7.6.5** No external stained glass will be permitted.
- 6.7.6.6** No white or translucent film will be allowed on the glazing of any external door.

6.7.7 Door finishes:

- 6.7.7.1** Doors must match windows in colour and material, except for front doors, kitchen doors, scullery doors and garage side doors that may be timber doors and frames with stained sealed finish or painted to match colour of windows.

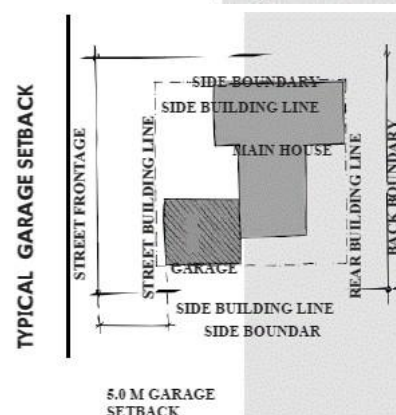
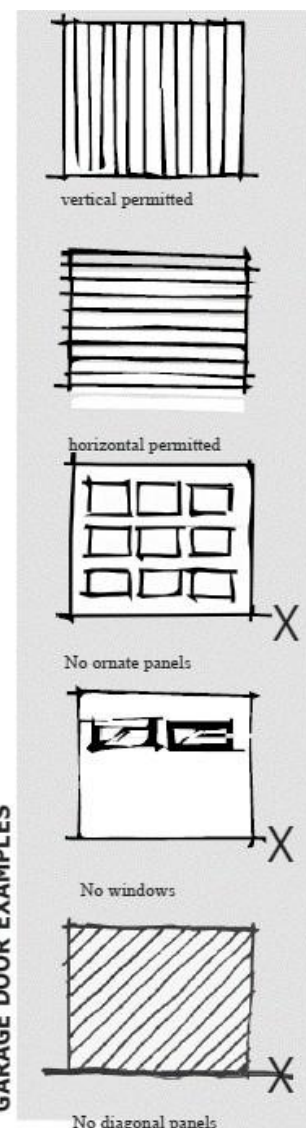


6.7.8 **Garage doors:**

- 6.7.8.1** Garage doors must either match doors and windows in colour and material or be natural varnished timber.
- 6.7.8.2** No high gloss finishes allowed on garage doors.
- 6.7.8.3** Double and single garage doors are permitted.
- 6.7.8.4** Double garage door openings shall not exceed 4880mm in width and single door openings shall not exceed 2440 mm in width.
- 6.7.8.5** When single garage doors are provided, it must be separated by a brick pier, which is plastered and painted.
- 6.7.8.6** Garage doors are set back at a minimum of 5.0 m from the street boundary.

6.8 **VERANDAS, PORCHES AND PERGOLAS:**

- 6.8.1** The use of verandas, porches and pergolas is encouraged within the development, especially on the street front where it serves as a traditional space between the road/front garden and house.
- 6.8.2** Cape Vernacular is a modest style, thus no Victorian cast-iron posts, brookie lace' or other overly decorative detailing may be used.
- 6.8.3** Minimum size for timber pergola rafter is 150mm x 50mm Meranti or similar approved hardwood construction.
- 6.8.4** Minimum timber post size is 150mm x 150mm Meranti or similar approved hardwood construction.
- 6.8.5** In a traditional application timber pergola structure with a combination of brick or timber columns are permitted and encouraged.
- 6.8.6** Adjustable aluminium louvre systems will not be allowed.
- 6.8.7** Steel pergolas in combination with timber are permitted and encouraged in a modern application.



6.8.8 The following pergola coverings are permitted:

- (i) All timber pergola structures must be minimum Meranti or similar approved hardwood timber construction.
- (ii) Painted 50mm x 75mm Meranti or hardwood timber latte with same finish as pergola structure.
- (iii) Climbing vines - decorative grapes in particular - is encouraged.
- (iv) No round 'latte' will be permitted.
- (v) No canvas awnings or shade cloth is allowed.

RULE

RULE



6.8.9 Support specifications:

- (i) Supports for all the above will be either plastered masonry piers, precast concrete columns or timber or steel posts.
- (ii) Masonry piers to be painted to match wall colour.
- (iii) Timber supports to be natural varnish or stained sealed timber.
- (iv) Steel supports to match roof colour.
- (v) No precast concrete columns will be allowed.



6.8.10 Roofing:

- (i) Roofing of verandas is to match the roof material and colour of the major roof form.
- (ii) The roofing must be placed behind a simple parapet wall construction if the above is not possible.
- (iii) Major roof forms with tile finish and an exposed veranda with a metal roof sheeting will not be allowed.
- (iv) Spanish reed and laths (latte) will not be allowed as an external ceiling finish.

6.9 BALCONIES:

6.9.1 May be constructed in association with double storey houses, but neighbour's privacy should be taken into consideration with the placements of balconies

6.9.2 Overlooking sides of balcony onto neighbour's property must be screened. No framed glass screens will be allowed.

6.9.3 May address the street, open space boundary or the courtyard side.

6.9.4 Support structure for balconies can consist of materials as described under walls.

6.9.5 Balustrades & Handrail:

6.9.5.1 Any stoep/terrace area that is higher than 600mm from the natural ground level must be provided with a balustrade and/or handrail.

6.9.5.2 Balustrades and handrails must be simple in design and form.

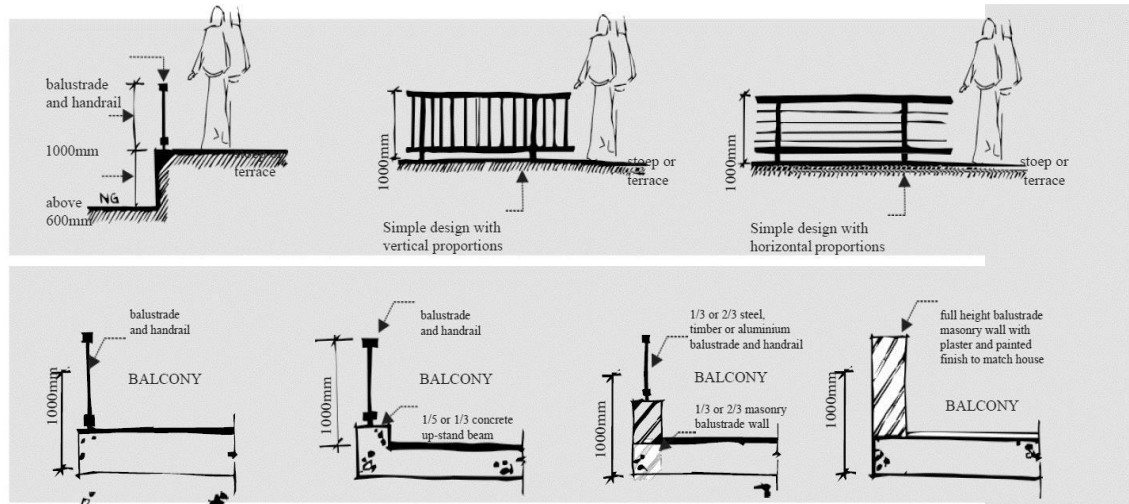
6.9.5.3 Balustrades and handrails to stoep/terrace areas balconies may be in timber, steel with painted finish, stainless steel or aluminium.

6.9.5.4 Balustrades to balconies may also be solid masonry construction or a combination between masonry, timber, steel with painted finish or stainless steel.

6.9.5.5 Frameless glass balustrade will be allowed on modern design but must form an integral part of the overall design and will be approved at the sole discretion of the presiding architect and the aesthetics committee.



TYPICAL BALUSTRADE AND HANDRAILS.

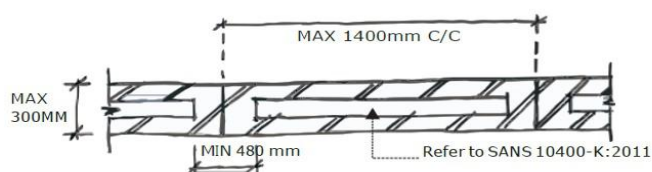
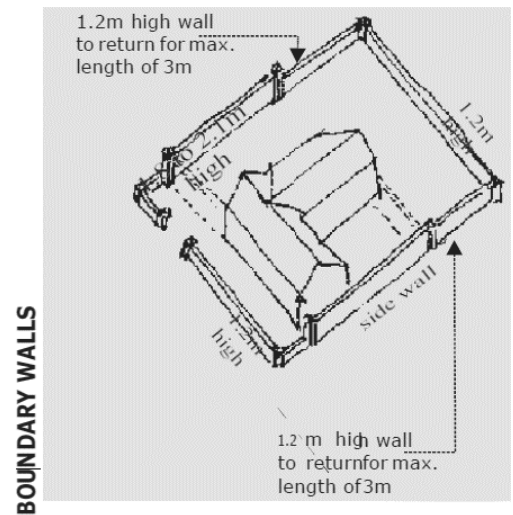


6.10 BRAAIS & PIZZA OVENS

- 6.10.1 Pizza ovens may be constructed internally and externally provided the oven and chimney are screened from external view if outside.
- 6.10.2 Units are to be incorporated into the wall of the house, (if internal) screen wall and must fall within the building line of the property.
- 6.10.3 All units must be incorporated within the overall design.
- 6.10.4 The chimneys are to be constructed as per chimneys set out in section 6.6.6

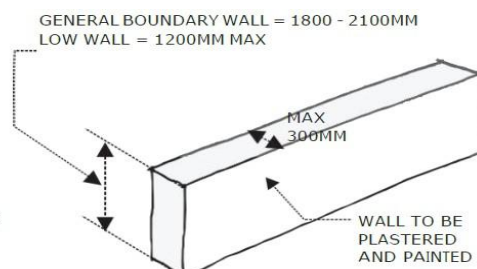
6.11 BOUNDARY WALLS AND FENCES:

- 6.11.1 All boundary walls to be plastered and painted on both sides. No face brick will be allowed.
- 6.11.2 No precast concrete walls will be allowed. Vibracrete walls that can be plastered and painted will not be allowed.
- 6.11.3 A continuous low-level front wall running along the erf boundary, matching the colour of the house, is mandatory on the street front. This is vital to maintaining the vernacular village feel of the development.
- 6.11.4 A continuous low-level boundary wall running along the erf boundary on private open spaces, matching the colour of the house, is mandatory.



BOUNDARY WALLS

Table 17 & 18 - Free-standing walls



6.11.5 The front/street boundary wall must be:

- (i) A 300mm thick plastered wall and painted of max 1,2m high from natural ground level measured on the outside of the erven to top wall will be allowed. Refer to typical detail sketches.
- (ii) Any other wall can only occur within the main building line and can be a maximum of 2.1 m high, plastered and painted to match the house. This wall can occur for a maximum of 20% of the total length of the street facade in front of high activity areas such as pools and patios only.

6.11.6 The Side boundary wall:

The street wall must extend as a sidewall for 3,5m into the erf, where after it may become a plastered wall of max 2.1 m high.

6.11.7 The public open space boundary wall:

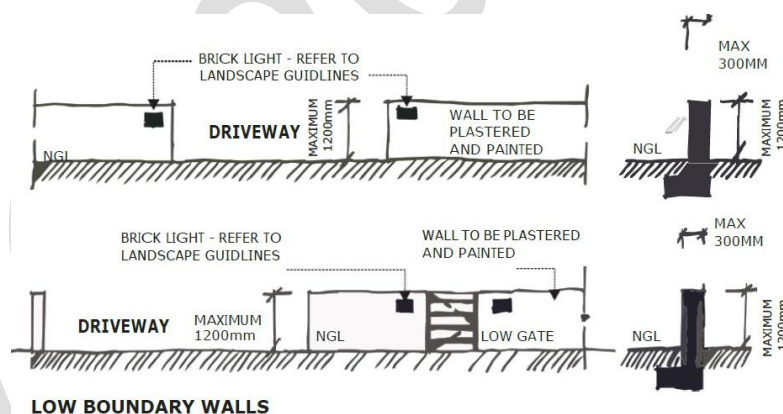
- (i) In the case of erven where common boundaries face public open space, these are treated as open space boundaries.
- (ii) A 300mm thick plastered wall and painted of max 1,2m high from natural ground level measured on the outside of the erven to top wall will be allowed. Refer to typical detail sketches.
- (iii) The boundary wall on public open spaces must extend as a sidewall for 3 m into the erf, where after it may become a plastered wall of max 2.1 m high.

6.11.8 Washing yards must be screened with a wall of 2.1m maximum in height.

6.11.9 For privacy hedges and landscaping are encouraged.

6.11.10 Pool areas may be screened.

6.11.11 Swimming pools and services yard areas need to be indicated in the plan for final approval.



6.12 SCREENS:

6.12.1 Privacy from the street front and the back (living to public open spaces) can be maintained by means of planting or layout design, or by the erection of a screen wall within the erf, but this will be subject to Presiding Architect and Aesthetics Committee approval.

6.12.2 Screen walls are only allowed to be 1,8 meters high.

6.12.3 Service yard and washing yards must be screened with a yard wall of 1.8 or 2.1 m



maximum in height and may not be visible from the street or public open spaces.
This screening wall may only be a maximum 10m in length.

6.12.4 Only fold away washing lines will be permitted.

6.13 GATES:

- 6.13.1** Gates used in plastered masonry walls to be of solid timber i.e., framed and braced with vertical or horizontal slatted Meranti or hardwood timber finish to same other exterior woodwork structures.
- 6.13.2** Where a steel sub frame is used, both sides must be cladding with vertical or horizontal slatted Meranti or hardwood timber finish the same as other exterior woodwork structures and sub frame must be galvanized and powder coated to match the colour of the timber.
- 6.13.3** It is encouraged that the yard gates must complement the garage doors, i.e., when horizontal slatted garage doors are used, it is encouraged that gates have horizontal profiles as well.
- 6.13.4** No diagonal pattern gates allowed.

6.14 RETAINING WALLS:

- 6.14.1** Existing topography must be carefully considered when levels of building and gardens are planned.
- 6.14.2** at are sympathetic to the natural contours of the site will be allowed, provided that such structures are not higher than 1,0 m. If a retaining structure of more than 1,0 m is required, it should be designed as a series of consecutive retaining walls set back at least 1.0 m in plan.
- 6.14.3** The following retaining structures would be allowed:
- (i) Natural stone retaining wall dry-pack or dry-pack lining (claddings). Samples to be provided for approval.
 - (ii) Built walls to adhere to national building regulations, plastered and painted in an approved colour.
 - (iii) Gabion walls will be allowed as retaining structures within the boundaries of the property, but may not be used as boundary walls on the edge of property or erf.
 - (iv) Gabion walls may be used as screen walls within the boundaries of the property, but this will be subject to presiding architect and aesthetics committee approval.
 - (v) The natural ground level of the adjacent property must be reinstated or retained.

6.15 Driveways:

6.15.1 The following finishes are permitted:

6.14.1.1 Charcoal Cobble Paving (to be specified on drawings)



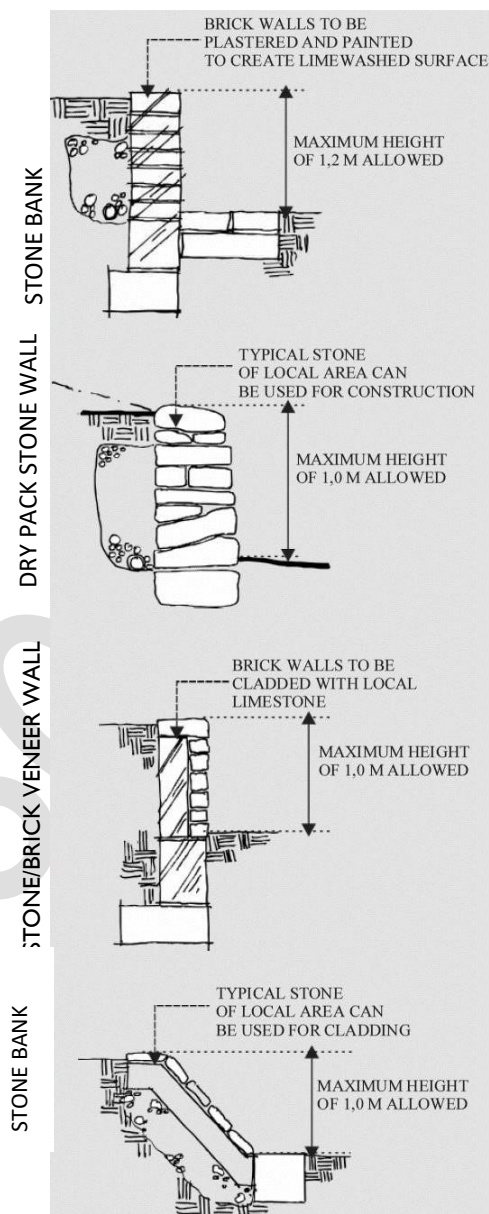
100 x 100 x 50mm
COBBLE PAVER



200 x 200 x 50mm
COBBLE PAVER

6.14.1.2 Charcoal Lava Texture Paving (to be specified on drawings)

208 x 208 x 50





The following pavers will be excluded:

- *De Hoop Red Pavers*
- *Wheat Stone Pavers*
- *Autumn Pavers*
- *Pigmented Concrete Pavers Slasto,*
- *Concrete slabs*
- *Crazy paving*
- *Chip and spray,*
- *Interlocking pavers*
- *Railway sleepers.*
- *Premix with brick edge*
- *Stone Chips with brick edging*

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7. GENERAL AND SERVICES

7.1 UTILITY AREAS:

- 7.1.1** Service court yards to be incorporated into the overall design and may not be visible from the street or public open spaces. Any services “damping” the view from the street or public open space shall be required to be moved or placed in such a place to be out of sight.
- 7.1.2** Washing lines and drying yard may not be visible from the street or any public open spaces. No washing line may protrude over any boundary wall.
- 7.1.3** Refuse storage areas may not be visible from the street or public open spaces.
- 7.1.4** Areas for storage of boats, trailers, caravans, camping trailers, jet skis, quad bikes or any similar recreational item to be screened from public view. Please refer to conduct rules. These areas should have a solid gate design facing the street.
- 7.1.5** No Wendy-houses of any kind or free-standing storage units will be allowed.
- 7.1.6** No paint brushes may be cleaned so that the runoff flows into the storm water system.

7.2 SWIMMING POOLS:

- 7.2.1** Swimming pools are to have a minimum 1,0m setback.
- 7.2.2** The placement of swimming pools must be carefully thought of and must be incorporated within the overall design of the home/building.
- 7.2.3** In extreme cases, a client/owner may be allowed to build up to the boundary line subject to the following conditions.
 - All other options have been considered.
 - There is no negative impact on neighbouring properties.
 - Subject to Local Council approval.
 - Client/owner must apply for a waiver
- 7.2.4** Swimming pools must be drained into the sewer system and not into the storm water system or landscaping, natural or conservation areas.
- 7.2.5** Pool decks in natural timber will be allowed. Pool decks may not be higher than 0.6m above natural ground level.
- 7.2.6** Pool filtration systems and pumps must be screened with either a natural stonewall, masonry wall to match walls of main house or simple horizontal slatted timber structure on a steel frame design.

7.3 GENERAL:

- 7.3.1** All plumbing, electrical, air conditioning, water supply, pool heating pipes, etc. to be incorporated into the overall design and must be fully concealed and may not be externally visible.
- 7.3.2** The use of water storage tanks is encouraged. Where plastic water storage tanks are used and visible from the street, neighbouring properties or public open spaces the tank must be screened completely. Alternatively, a galvanized storage tank can be used (Rain queen or similar supplier). This encourages the rural context which Graanendal estate is working towards.
 - No Plastic (Jo-Jo) storage tank of more than 5000L will be allowed.
 - A maximum of 2 storage tanks can be placed in series or parallel to each other.
 - The following galvanized tanks are allowed
 - 2600 L – 1600mm long, 875mm wide, 2200mm high.
 - 2400 L – 1200mm Diameter, 2200mm high
 - 1350 L – 900mm Diameter, 2200mm high
- 7.3.3** External geysers would be allowed on elevation but must be installed at natural ground level and screened so as not to be visible on any elevation, street, or



public open space.

- 7.3.4** Satellite dishes and TV aerials are allowed but must be inconspicuous and unobtrusive and not visible from the street.
- 7.3.5** Air conditioning condensers units, heat pumps to be installed at natural ground level, and screened so as not to be visible on any elevation. All pipe work must be concealed within the brick work of dwelling. If installed post-construction, position will be coordinated with the Presiding Architect.
- 7.3.6** Burglar bars and safety / security gates must be carefully thought of and must be incorporated within the overall design of the home/building.
- 7.3.7** Burglar bars must have horizontal or vertical proportions and must be simple design. It must be read in conjunction with the design of the windows and doors.

The following would not be allowed:

- Spanish bars & over decorative burglar bars.
 - Burglar bars that are fitted on the outside of the home/building.
 - Trellidor systems or similar products on the outside of the home/building
- 7.3.8** It is recommended that clear burglar bars be used on the inside of a building
 - 7.3.9** All unsightly objects, i.e. dirt bins, refuse containers, washing lines, boats, caravans or trailers etc must be screened from the roads or from the private and public open spaces so that it is not an eyesore.
 - 7.3.10** The use of a heat pump is encouraged but solar panels may also be used. Refer to clause 7.4
 - 7.3.11** The use of wind turbines will not be allowed within the estate.

7.4 SERVICE PANELS:

7.4.1 Service panels (solar, PV and swimming pool heating) are allowed under the following conditions:

- Installed flush with roof
- Unobtrusive
- Forms an integral part of the overall design (lining up with other architectural features)
- Not installed in direct line of street or public greenbelt boundaries

The placement of solar panels must be carefully thought of and will be approved at the sole discretion of the architectural review committee.

- 7.4.2** Positions of panels to be indicated on all drawings.
- 7.4.3** If panels were not part of the original plan application a scrutiny fee would be applicable and will be charged.
- 7.4.4** Solar panels that are installed at a different angle to the roof on which it is placed (i.e. – not flush), are to be installed behind a parapet wall.
- 7.4.5** Solar geysers with direct geysers (fixed to service panels) will not be allowed.



Not allowed



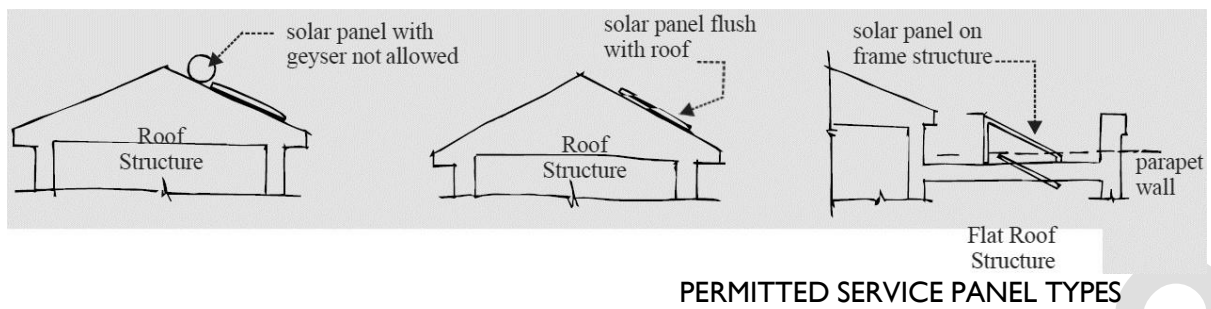
Not allowed



Allowed



Allowed



8. UNAUTHORIZED WORK

- 8.1 No unauthorized work or work without an approved building plan will be allowed. No new buildings, alterations and additions to existing buildings, walls, fences, swimming pools or any other structures may be erected until they have been approved in writing by the Presiding Architect/ Architectural Review Committee, GHOA and, where necessary, the local authority.
- 8.2 All unauthorized work will be subject to a penalty against the owner of the property for each calendar day unauthorized work is active without approved plans.
- 8.3 The penalty due to the Estate for unauthorized work is: **R650.00 per day.**
- 8.4 An owner of a property may commence with site preparations and/or ground works if all the following conditions are met:
- ARC approval,
 - Applicable deposits paid to the GHOA Account,
 - Proof of paid submission to local authority.
- 8.5 Please note that if a home or building is sold it is the sellers/owner's responsibility to provide the buyer/new owner with a copy of the latest updated and approved buildings plans. That is common law.
- 8.6 Therefore, no consent or clearance certificate would be issued if a home or building is sold and the plans are not up to date and approved by the Presiding Architect/ Architectural Review Committee and GHOA and the Local Authority.
- 8.7 If unauthorised works are not in accordance with the Graanendal Architectural Guidelines, the works must be remedied along with proper approval process. Only then will final approval/consent be given, and a clearance certificate issued.
- 8.8 The Presiding Architect/ Architectural Review Committee and GHOA encourage all clients/homeowners not to commence with any work - may it be new work or alterations or additions - without approval from Presiding Architect/ Architectural Review Committee and HOA.

9. SUBMISSION AND APPROVAL PROCESS

- 9.1** The application process is as follows:
1. The homeowner and the appointed architectural professional (AP) fill in the application form (which can be obtained from helpdesk@graanendal.estate) (parts 1 – 4 are most important) and plans and forwarded to the Presiding Architect and the Estate Office. The Presiding Architect will issue an invoice for scrutiny (costs listed in the application form).
 2. The AP plans and draws up the architectural drawings to a point where it is fit to be submitted to council.
 3. Once fees are paid to the Presiding Architect, they receive and scrutinize the drawings. Upon approval they will issue a letter of approval and stamp the electronic plans that are intended to be submitted to council.
 4. The building deposits and inspections will be arranged through the Estate Office at the appropriate time.
- 9.2** State Erf number and surname as reference in all email correspondence.
- 9.3** It is advised that the approval of sketch plans be obtained prior to the commencement of working drawings.
- 9.4** Sketch plans can be submitted for scrutiny. A digital copy (pdf) can be emailed to the Presiding Architect and Estate Office.
- 9.5** New applications and plans are reviewed every 2nd Thursday morning. Plans and payments submitted by close of business for the preceding Tuesday will receive feedback the Friday, after review meetings take place. Thus, a turnaround time of 10 days from submission will be attainable.
- 9.6** After final approval the owner may submit the working drawings or municipal plans to the Local Authority for approval. The National Building Regulations (NBR and SANS 10400) and the Local Authority Regulations must be adhered to.
- 9.7** The inspection by the BCO (Building control officer) after the building work is completed is to check that the contractor has been built according to the approved plans and set Guidelines. This does not relieve the owner, owner's agent or architects, contractor, and his sub-contractor of their contractual responsibilities in this regard.
- 9.8** This inspection is to obtain a clearance certificate that the work is done according to the approved plans and the building is completed. Only after the clearance and occupancy certificate are obtained from the Local Authority may the client/owner occupy the house.
- 9.9** The builder's deposit will only be refunded subject to the following conditions: -
- Work must be completed.
 - There is no damage to municipal property
 - There is no damage to neighbours property
 - There is no damage to estate property
 - All building rubble has been removed, and the site and pavement area is clean, and in the same condition as before construction began
 - The clearance certificate has been issued
 - A copy of the occupancy certificate has been provided to the BCO and GHOA
- 9.10** If the client/owner/contractor requests a clearance certificate before the work has been completed the clearance certificate would be issued at the sole discretion of the BCO. Approval shall not be unreasonably withheld but will be provided subject to the following conditions.

The client/owner would be given 21 days to complete the work and in accordance with the set guidelines.



If not, the builders' deposit will be withdrawn and a **penalty fee of R650.00 per calendar day** will be imposed against the client/owner of the property for work not completed. The client/owner of the property would be responsible for any additional site inspection fees to be made by the BCO to inspect the works and certify that work has been completed.

- 9.11** If the GHOA or Architectural Review Committee request a site inspection from the presiding Architect with default by the client/owner, the client/owner would be responsible for the fee for the site inspection. That fee would be deducted from the builder's deposit.
- 9.12** To avoid additional fees, please take note of the following:
- (i) Where the client/owner/builder would like to make changes that deviates from the approved plans, or make changes to the external works that have an impact on the aesthetics of the building, the Presiding Architect must be notified of such changes before work is carried out to discuss the matter and the way forward. If required, plans must be resubmitted for approval before work may commence.
 - (ii) Where amendments are required, drawings and other documents must be re-submitted within 21 calendar days of the date of notification of such amendments. (Refer to fee schedule).
 - (iii) Any amendments or changes to the plans will be a new application, and will be treated as such, and scrutiny fees will be charged accordingly. (Refer to fee schedule).
- 9.13** The BCO may request that as-built plans be submitted if it comes apparent that the approved plans and the completed work do not correspond with each other. The Presiding Architect may charge an additional fee for the approval or scrutiny of such plans.
- 9.14 SITE INSPECTION**
- 9.14.1** Clients/owner/contractors must notify the Presiding Architect or BCO a week in advance of any site inspection that is required.
 - 9.14.2** Any site inspection would be carried out within a week of the date of notification or request of the site inspection.
 - 9.14.3** Feedback, if there is any, or clearance certificate will be given within a week after the date of inspection.

10. SCHEDULE OF FEES

10.1 Plans for new Houses

10.1.1 The fee is based on the time charge for hours of the Principal of Architect Practice, as recommended by the South African Council for the Architectural Profession and must accompany the submission. Once written approval has been given in the form of an endorsement on the sketch plans, you may proceed with full working drawings for submission and final approval by the Presiding Architect/ Architectural Review Committee and GHOA who will submit same to the Local Authority.

10.1.2 A payment of fees (set out in the application form) per Erf for sketch plan approval, aesthetic approval, and municipal approval (working drawings).

10.1.3 If the plan scrutiny takes up more time than the set time with no fault of the Architectural Professional, the Architectural Professional is to be reimbursed for his services for the additional work at the hourly rate as recommended by the South African Council for the Architectural Profession by the owner of the property.

10.2 Alterations & additions to existing houses or buildings

10.2.1 This fee will be based on the time charge for minimum of 3 hours of the Principal of Architect Practice, as recommended by the South African Council for the Architectural Profession, but because the scale of alterations and additions is normally smaller than that of a new house a fixed fee will be charged as set out in the application form per alteration and additions and must be paid with submission of the sketch plans.

10.3 Swimming Pools

10.3.1 Swimming pools are minor work. Although the fee will be based on the time charged for minimum of 3 hours of the Principal of Architect Practice, as recommended by the South African Council for the Architectural Profession, a fixed fee will be charged as set out in the application form.

10.4 Application for As-Built plans

As-built plans are considered as supplementary and an additional fee would be charged for every application submitted with the original application or submitted when the client/owner of the property would like to make changes that would influence the aesthetics of the building after the plans have been approved.

10.4.1 An amount as set out in the application form for the first as-built plus 50% (of stipulated fee) for every additional as-built plan will be applicable when applied for simultaneously.

10.4.2 Please take note that certain waivers would be subject to council approval and any approval by neighbours as required by the council.

10.5 Additional fees

10.5.1 To avoid additional fees, please take note of the following:

- (i) Where amendments are required, drawings and other documents must be re-submitted within **14 days** of the date of notification of such amendments. All amendments required must be made to the original prints submitted. If the amendments are of such nature that new sets of prints are required, a further fee will be charged, based on the following:
- (ii) Minimum additional fee of an hourly rate as set out in the application form.

10.6 Escalation

10.6.1 Yearly escalations are applicable to all Scrutiny Fees. Professional fees are subject to annual updates as advised by SACAP.

DISCLAIMERS:

SUBMISSION OF SKETCH PLANS ARE HIGHLY ADVISED (CONSULTATION WITH PRESIDING ARCHITECT) PRIOR TO THE SUBMISSION OF THE FINAL DRAWINGS. PLEASE CONTACT ESTATE OFFICE IF THERE ARE QUERIES.

LANDSCAPE PLANS MUST BE SUBMITTED TO THE ESTATE OFFICE PRIOR COMPLETION OF CONSTRUCTION – REFER TO LANDSCAPING GUIDELINES.

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AMENDMENTS

List of amendments made to the Guidelines

VERSION 4 | 1 March 2021:

- Consolidation of Phase 1, 2 and 3 Guidelines.
- Clause 7.4 SERVICE PANELS:
 - Definition of service panels.
 - Restriction of positions eased.
 - Solar geyser definition clarified.
 - Consolidation of repetitive sub-clauses.
- Inclusion of addendum 1.

VERSION 6 | 8 June 2026:

- Page numbering on Index revised
- Spelling and grammar mistakes were revised
- 4.4 Tankazicht double doors when replaced
- 6.10.1 was amended and the approval of external pizza ovens to be allowed on conditions
- 6.15.6 Charcoal Lava Textured Paving to be allowed for paving of driveways

ADDENDUM I – SUSTAINABLE DESIGN

NON-COMPULSORY RECOMMENDATIONS

- A. Building Envelope:
 - a. Insulation to external cavity walls
 - b. Acoustic / Thermal / Insulated glazing
 - c. Sustainable building materials – e.g. Repurposed wood, graded building rubble earth fill and other sustainably sourced materials
 - d. Window and door seals reduce air leakage
- B. Pools:
 - a. Rim-flow pools have a higher loss of water and heat
 - b. Backwash collection, filtration and reuse
 - c. Dark coloured pools capture and retain heat which reduces less need for additional heating
- C. Light/Electrical Fittings/Fixtures:
 - a. CFL / LED lighting
 - b. Energy efficient appliances
 - c. Shortest possible run of hot water pipes
 - d. Motion detection lights
 - e. Override switches to daylight sensors
- D. Water & Garden:
 - a. Rainwater harvesting
 - b. Grey water capturing and reuse
 - c. Water wise gardening
 - d. Underground drip-feed irrigation
 - e. Flow rate reducers to shower and tap fittings